



**Bryn, Cwm-Y-Glo,
Caernarfon**

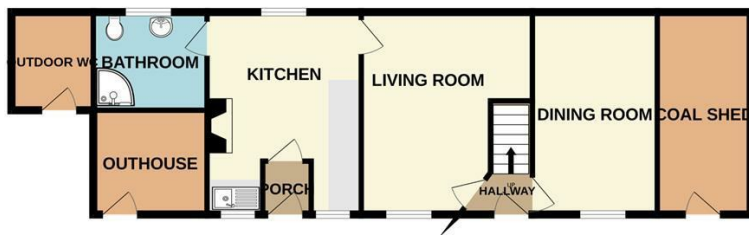
**3 Bed
Cottage**

**Asking Price
£280,000**

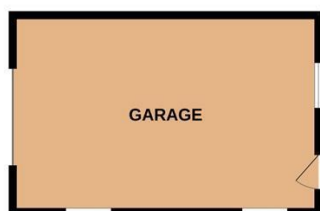


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GROUND FLOOR
1068 sq.ft. (99.2 sq.m.) approx.



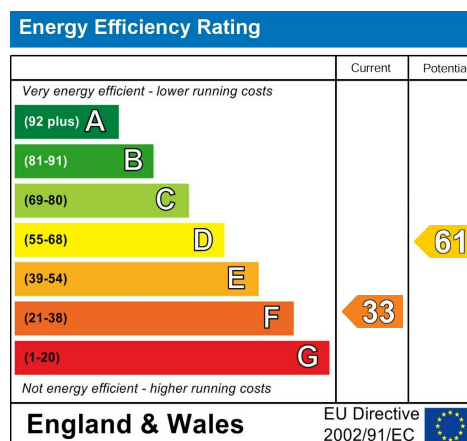
1ST FLOOR
320 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA : 1388 sq.ft. (128.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- Spacious detached cottage with land
- Scenic panoramic views across Llanberis
- Pre-planning approved for separate dwelling
- Detached garage
- Development opportunity
- Driveway
- Multiple outhouses



Occupying a prominent position overlooking the breathtaking Llyn Padarn, within the spectacular Eryri (Snowdonia) National Park, this traditional early 19th-century Welsh cottage is believed to be one of the village's oldest properties.

Requiring modernisation throughout, the accommodation comprises a living room, separate dining room, traditional kitchen, ground floor bathroom and two first-floor bedrooms, with one previously divided to create a third smaller bedroom, which could easily be reinstated to its original size.

Set within generous grounds, the property benefits from pre-planning approval for an environmentally friendly two-bedroom dwelling, offering excellent development potential. A spacious garage and a range of attached outbuildings, including a coal house, store, external WC and original pigsty, provide further scope for a variety of uses.

Offering character, history and exceptional potential in a stunning lakeside setting, this is a rare opportunity for buyers seeking a rewarding renovation or development project.

CONTACT

1 College Road
Bangor
Gwynedd
LL57 2AN

E: sales@varcityltd.com
T: 01248 719254
www.varcityliving.co.uk



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